

Unit 2, Crayfields Industrial Park, Main Road, Orpington, Kent BR5 3HP

Modern end of terrace industrial unit / trade counter
of 7,670 sq ft

- Fitted first floor offices
- 3 phase power supply
- Car parking for 17 vehicles
- WC facilities and Kitchenette
- Up & over loading door



Location

The property is located on Crayfield Industrial Park, one of Greater London's most significant trade locations. It is well located on Cray Avenue (A224), less than a mile from the A20 which links to J3 of the M25.

Description

The property comprises an end of terrace light industrial unit of steel portal frame with full height profile metal cladding to the exterior. The unit has been fitted out to include general warehouse storage with natural light via translucent panels in the pitched roof structure, up and over loading door and WC/Kitchenette facilities at ground level. The first floor offices are fully carpeted and benefit from suspended ceilings and LED lighting.



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Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

| Floor | Sq Ft | Sq M |
|--------------------------|--------------|---------------|
| Ground floor - warehouse | 6,658 | 618.53 |
| First floor - office | 1,012 | 94.01 |
| TOTAL | 7,670 | 712.54 |

Terms

The property is available by way of an assignment of the current lease dated 4th March 2014, expiring 3rd March 2029. The current passing rent is £89,100 per annum exclusive, with a tenant break and rent review due 4th March 2024.

A new long term lease may be available, subject to negotiation with the landlord.

Service Charge

To be confirmed.

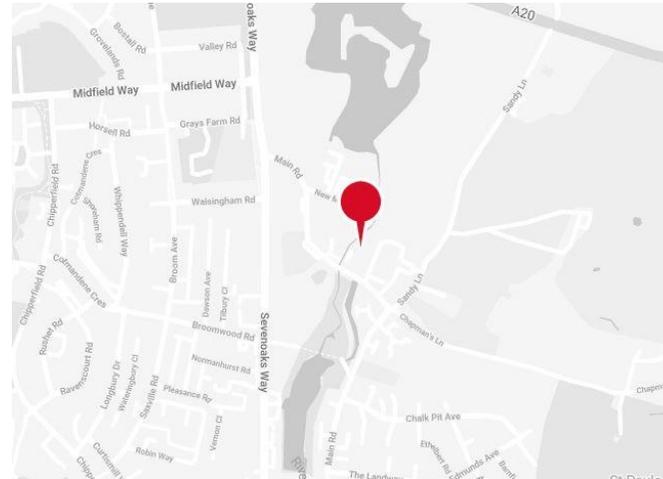
VAT

Please note that VAT will be chargeable on all rental and service charge amounts at the going rate.

Planning

We would advise that the incoming tenant make their own enquiries of the planning authority to ensure that their proposed use is permissible prior to entering into any contract.

Location Map



Business Rates

We understand the property has a rateable value of:

Warehouse and premises £81,938

Interested parties are advised to contact Bromley Council in regard to exact rates payable.

Energy performance certificate

We understand the property has an EPC rating of C-58

Next steps...

For further details on these and many other available properties please contact:



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09-Nov-2020
AK011076